

FINAL SITE PLAN RECEIVED 1.4.22 SHEET 1 OF 1 CV21-102

PROPOSED
SITE PLAN
SCALE: 1/8" = 1'-0"

010-00415-00
1065 E Livingston Avenue
0.22 Acres

010-01895-00
1071 E Livingston Avenue
0.09 Acres

010-00284-00
1077 E Livingston Avenue
Shannon Co. LLC
0.09 Acres

010-02705-00
1081 E Livingston Avenue
Yonkers Parkways
0.09 Acres

010-01702-00
1091 E Livingston Avenue
0.22 Acres

010-01702-00
1091 E Livingston Avenue
0.22 Acres

010-02170-00
1091 E Livingston Avenue
0.11 Acres

010-02170-00
1091 E Livingston Avenue
0.11 Acres

010-02170-00
1091 E Livingston Avenue
0.11 Acres

010-02170-00
1091 E Livingston Avenue
0.11 Acres

B/W/02/22
HANNEN DEVELOPMENT
1078 E LIVINGSTON AVENUE

JULIET BILLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614.855.9944

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

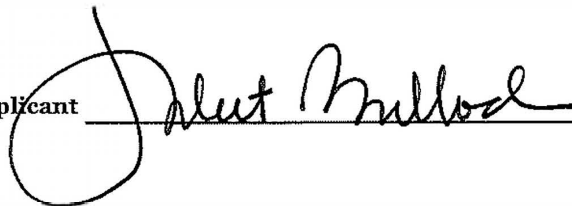
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Attached.

Signature of Applicant



Date

9/28/21

Statement of Hardship

This proposal is for a mixed use project with retail or business use on the first floor facing Livingston Ave., and residential use on the first floor facing Oakwood Ave., as well as on the entire second and third floor of the building. This mixed use project is appropriate given the corner lot, allowing us to provide commercial use facing Livingston Ave. and the residential use on Oakwood Ave. to better address the neighborhood context.

The building provides a variety of unit types in the 17 proposed residential units. The four units facing Oakwood Ave. will be the two-bedroom two story townhouse units, with unit entrances/porches on Oakwood Ave. These residential uses on the first floor require a use variance in the C-4 district. The second and third floor units are accessed from an interior stair and are one and two bedroom units. These are proposed as rental units, with the potential to be condos in the future.

We are proposing 24 parking spaces while 29 parking spaces are required. Given the overlap of uses, the proximity to bus access, and the fact that we are providing more than 1 parking space/unit this small parking variance is justified. While we can not provide all the required shade trees in the parking lot, we are providing outdoor terraces for the residents as well as landscaping and tree beds along Oakwood Ave. The density/parking is similar to other projects along Livingston Ave.

We feel our variance requests are reasonable given the context of the area and the homes are in scale/keeping with other homes in the neighborhood. The overall investment the owner is making to the property will be an asset to the neighborhood.

The delivery of government services will not be impacted by this proposal. The owner purchased this property aware that zoning variances would be required but with the knowledge that similar uses existing in the neighborhood and similar variances have been granted.

VARIANCE INFORMATION 1076 E. LIVINGSTON AVE.

PARCEL IDS 010-017198 AND 010-056914 (COMBINING TWO LOTS INTO A SINGLE LOT)
EXISTING ZONING C-4; H-35
LOT AREA 13,950 SF

PROPOSED IS RETAIL OR BUSINESS USE ON FIRST FLOOR ALONG LIVINGSTON AVENUE AND 17 NEW RESIDENTIAL ON FIRST FLOOR (ALONG OAKWOOD AVENUE), SECOND AND THIRD FLOORS. (22 BEDROOMS)

PARKING CALCULATIONS:

17 RESIDENTIAL UNITS 1.5/UNIT = 26 PARKING SPACES REQUIRED.

RETAIL SPACE 1,000 SF/250 = 4 PARKING SPACES REQUIRED. 50% UCO REDUCTION = 2 PARKING SPACES REQUIRED.

OR GENERAL OFFICE USE 1000/450 = 3 PARKING SPACES.

REQUIRED PARKING SPACES = 26+3 = 29 PARKING SPACES.

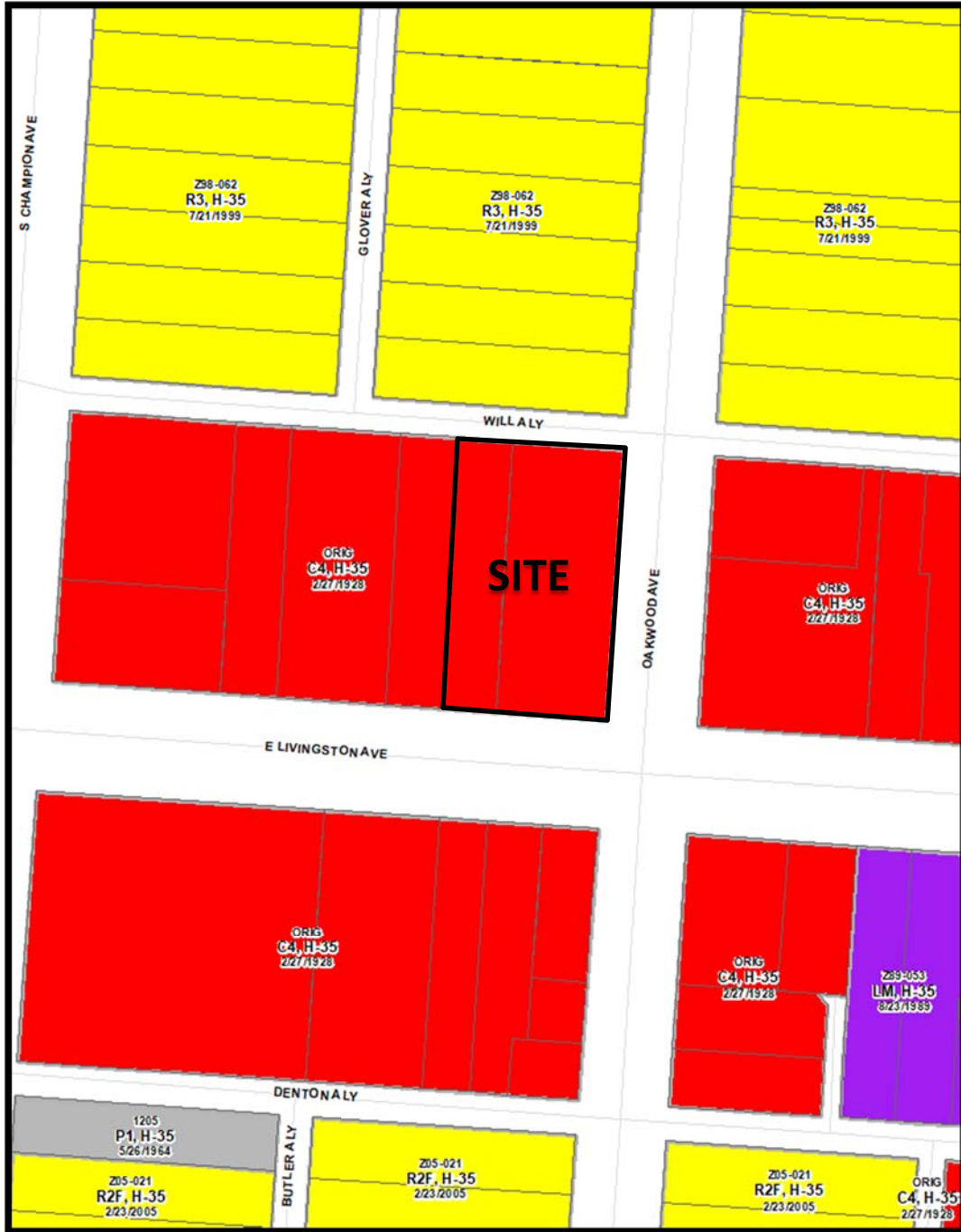
PROPOSED 24 PARKING SPACES.

VARIANCES:

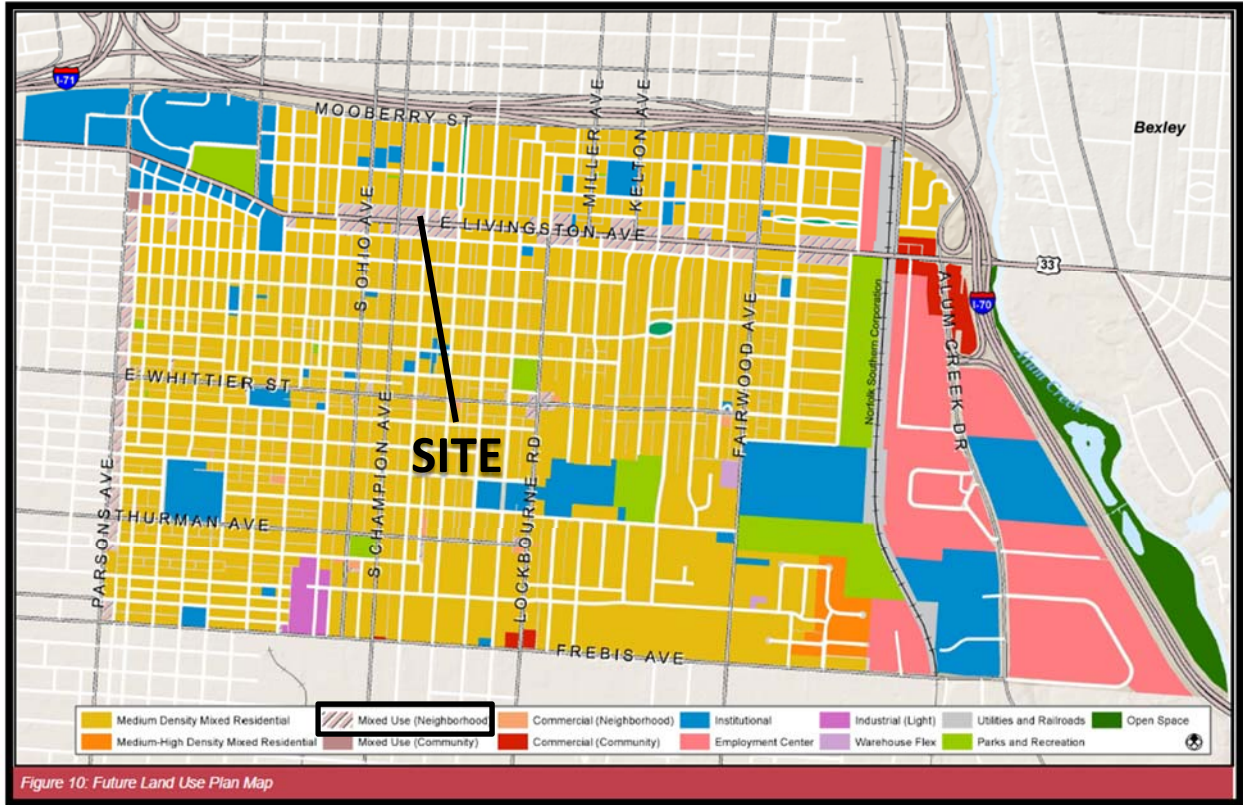
3312.21(A) LANDSCAPING AND SCREENING: TWO SHADE TREES ARE REQUIRED FOR 12 UNCOVERED PARKING SPACES, WHILE ONLY ONE SHADE TREE IS PROPOSED.

3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED: TO ALLOW FOR 24 PARKING SPACES IN LIEU OF THE REQUIRED 29 PARKING SPACES.

3356.03 C-4 PERMITTED USES: TO ALLOW FOR RESIDENTIAL ON THE FIRST FLOOR ALONG OAKWOOD AVENUE.



CV21-102
1076 E. Livingston Ave.
Approximately 0.32 acres



Near Southside Plan (2011) recommends "Neighborhood Mixed Use"

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Approximately 0.32 acres



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1076 E. Livingston Ave.
Approximately 0.32 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-102

Address: 1076 E. Livingston Ave.

Group Name: Livingston Avenue Area Commission

Meeting Date: 11/16/21

Specify Case Type:

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

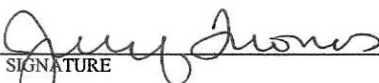
Approval

Disapproval

NOTES:

Commissioners Herman, VerHage and Gray all mentioned the importance of preserving the existing oak trees on Oakwood prior to the vote. It is the expectation of LAVAC that a good faith effort be made to preserve the trees on Oakwood. Juliet Bullock was unable to confirm the final facade materials at the time of the LAVAC meeting and indicated it could be up to a year - or more- before the project is started and final material selection is heavily impacted by supply chain issues. It is also the expectation of LAVAC that if the blend of brick and siding on the facade changes you will allow LAVAC to review and provide feedback. We absolutely support the development of this property as submitted and hope that it respects the existing fabric - both natural and built- of the neighborhood.

Vote: 7 yes. 0 No

Signature of Authorized Representative: 
SIGNATURE

LAVAC Zoning Chair
RECOMMENDING GROUP TITLE

513-646-6796
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-102

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Shawn Cisco
of (COMPLETE ADDRESS) 2675 Anderson Drive Hilliard Ohio 43026

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. <u>East Livingston Holdings LLC (Shawn Cisco)</u> <u>2675 Anderson Drive Hilliard Ohio 43026</u> <u>Employees: 1 (managing member of LLC)</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Christopher Shawn Cisco

Sworn to before me and signed in my presence this 26 day of September, in the year 2021

SIGNATURE OF NOTARY PUBLIC [Signature]

May 18, 2023
My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.